

146.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

945,100 /

945,100

USE VALUE:

945,100 /

945,100

ASSESSED:

945,100 /

945,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAHER MATTHEW J	
Owner 2: YANG LI-LI	
Owner 3:	

Street 1: 16 EASTERN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MC INERNEY KATHLEEN R -

Owner 2: -

Street 1: 16 EASTERN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,780 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1967 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	80.	0.92	9									498,721						498,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6780.000	446,400		498,700	945,100		96229
							GIS Ref
							GIS Ref
							Insp Date
							07/29/16

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	446,400	0	6,780.	498,700	945,100	945,100	Year End Roll	12/18/2019
2019	101	FV	340,500	0	6,780.	467,600	808,100	808,100	Year End Roll	1/3/2019
2018	101	FV	340,500	0	6,780.	386,500	727,000	727,000	Year End Roll	12/20/2017
2017	101	FV	340,500	0	6,780.	355,300	695,800	695,800	Year End Roll	1/3/2017
2016	101	FV	319,500	0	6,780.	324,200	643,700	643,700	Year End	1/4/2016
2015	101	FV	265,200	0	6,780.	317,900	583,100	583,100	Year End Roll	12/11/2014
2014	101	FV	265,200	0	6,780.	295,500	560,700	560,700	Year End Roll	12/16/2013
2013	101	FV	265,200	0	6,780.	281,200	546,400	546,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC INERNEY KATH	45248-324		5/25/2005		535,000	No	No		
KIRBY ANN M	30645-218		9/10/1999	Family		1	No	No	
	12838-553		8/5/1975		42,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	649	Inter-De	20,700	C				
12/6/2018	1845	Addition	17,300	C				
11/1/2016	1337	Re-Roof	7,295	C				
4/17/2015	350	Renovate	58,400		4/17/2015			New kitchen with e
1/29/2010	62	Redo Bat	22,700	C				2ND FLOOR BATH
9/9/2002	763	Siding	18,000	C				SIDING/WINDOWS/DOO

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2016	Inspected	DGM	D Mann
7/25/2016	Measured	PT	Paul T
7/25/2016	Left Notice	PT	Paul T
5/27/2015	Permit Insp	PC	PHIL C
11/26/2008	Meas/Inspect	355	PATRIOT
10/4/2005	MLS	HC	Helen Chinal
2/6/2003	External Ins	PM	Peter M
3/4/2000	Inspected	197	PATRIOT
1/5/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 15 - Old Style		Full Bath: 1	Rating: Good	A Bath: 1	Rating: Very Good	OF=TOILET AND SINK IN BMT.																												
Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	%	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 2	Rating: Average																								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:		OTHER FEATURES	1st Res Grid Desc: Line 1 # Units: 1																												
Kits: 1 Rating: Very Good	A Kits:	Rating:	Fpl: 1 Rating: Good	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																
Alt LUC:	Alt %:	Upper	Lvl 2	Lvl 1	Lower																													
Jurisdct: G17	Fact: .	Totals	RMs: 7	BRs: 3	Baths: 1	HB																												
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																						
Grade: C - Average	Year Blt: 1929	Eff Yr Blt:	Const Mod:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	3																	
Lump Sum Adj:									Additions:					Kitchen:																				
INTERIOR INFORMATION				DEPRECIATION										Baths:																				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Functional:	%		Plumbing:					Electric:																				
				Economic:	%	Special:	%		Heating:					Totals	1	7	3																	
				Override:	%			General:																										
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL																		
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 130.00	Size Adj.: 1.27911925	Const Adj.: 0.98000199	Adj \$ / SQ: 162.960	Other Features: 121750	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
				LUC Factor: 1.00	Adj Total: 467876	Juris. Factor: 1.00	Before Depr: 162.96								BMT	Basement	993	59,890	59,469	BMT	100 AFB		30 C											
				Depreciation: 21522	Final Total: 446400	Special Features: 0	Val/Su Net: 142.39								FFL	First Floor	993	162,960	161,819															
				Depreciated Total: 446354			Val/Su SzAd: 267.47								SFL	Second Floor	676	162,960	110,161															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	Net Sketched Area: 3,135	Total: 346,126																								
SPEC FEATURES/YARD ITEMS				PARCEL ID 146.0-0005-0011.0												IMAGE				AssessPro Patriot Properties, Inc														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																
More: N	Total Yard Items:													Total Special Features:													Total:							